183.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	627,000 / 627,000
					USE VALUE:	627,000 / 627,000
					ASSESSED:	627,000 / 627,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARK JINKYU &
Owner 2:	CHUNG SARAH H
Owner 3:	
Street 1:	37 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NICHOL JAMIE G/SARAH W -
Owner 2:	-
Street 1:	37 GOLDEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,240 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1184 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6240.000	202,000		425,000	627,000
Total Card	0.143	202,000		425,000	627,000
Total Parcel	0.143	202,000		425,000	627,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.56 | /Parcel: 529.5

Legal Description

User Acct 123529

GIS Ref

GIS Ref

Insp Date 05/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 183.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,100	0	6,240.	425,000	627,100	627,100	Year End Roll	12/18/2019
2019	101	FV	185,100	0	6,240.	425,000	610,100	610,100	Year End Roll	1/3/2019
2018	101	FV	185,100	0	6,240.	358,200	543,300	543,300	Year End Roll	12/20/2017
2017	101	FV	185,100	0	6,240.	327,900	513,000	513,000	Year End Roll	1/3/2017
2016	101	FV	161,200	0	6,240.	279,300	440,500	440,500	Year End	1/4/2016
2015	101	FV	151,500	0	6,240.	242,900	394,400	394,400	Year End Roll	12/11/2014
2014	101	FV	151,500	0	6,240.	224,700	376,200	376,200	Year End Roll	12/16/2013
2013	101	FV	151,500	0	6,240.	213,700	365,200	365,200		12/13/2012

!14282!

PRINT

Date	Time
12/11/20	04:08:48

LAST REV

Date	Time
06/28/18	17:21:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOL JAMIE G/	1493-5		7/11/2016		538,000	No	No		
ALDRED DONNA/ST	1341-2		7/17/2007		365,000	No	No		
DISESSA JOYCE/L	1238-196		6/29/2001	Family	1	No	No		
MILLEY ROY G	1233-191		2/22/2001	Family	1	No	No		
	448-57		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	123529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1597	Redo Bat	5,000					
9/14/2007	809	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
10/14/2008	Meas/Inspect	163	PATRIOT
4/8/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6240		Sq. Ft.	Site		0	70.	0.97	7									425,041						425,000	

Total AC/HA: 0.14325 | Total SF/SM: 6240 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 425,041 | Spl Credit | Total: 425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99099004
Adj $ / SQ:	140.473
Other Features:	82916
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292771
Depreciation:	90759
Depreciated Total:	202012

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

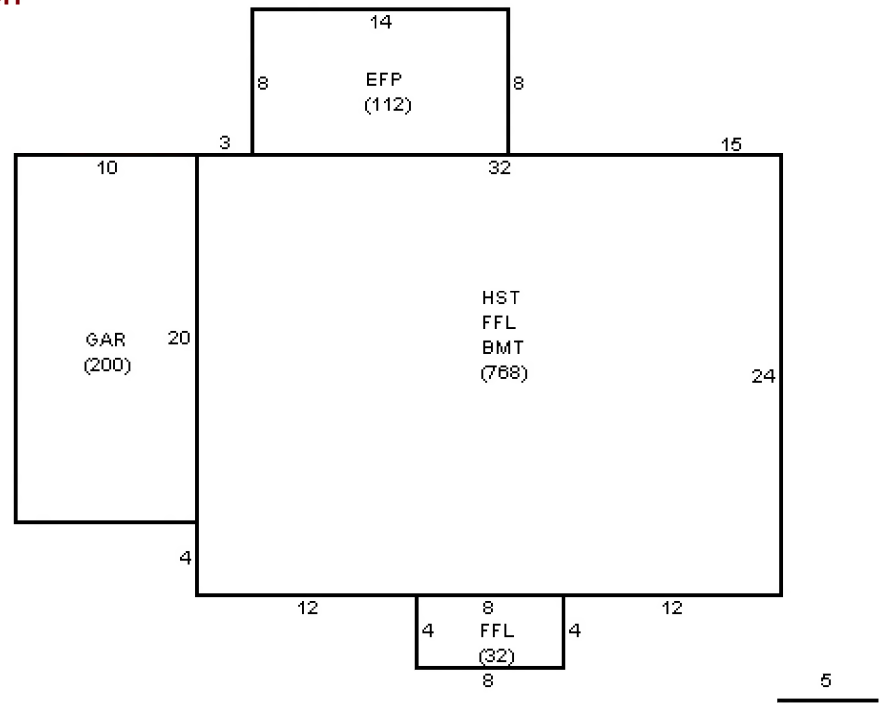
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	140.470	112,378
BMT	Basement	768	42.140	32,365
HST	Half Story	384	140.470	53,942
GAR	Garage	200	27.250	5,450
EFP	Enclos Porch	112	51.070	5,720

Net Sketched Area:	2,264	Total:	209,855
Size Ad	1184	Gross Are	2648	FinArea	1184
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.47
Special Features:	0	Val/Su Net:	89.22
Final Total:	202000	Val/Su SzAd	170.61

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

183.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	